

**CITY OF REDMOND  
DESIGN REVIEW BOARD  
February 16, 2017**

NOTE: These minutes are not a full transcription of the meeting. Tapes are available for public review in the Redmond Planning Department.

**BOARD MEMBERS PRESENT:** Chairman David Scott Meade, Craig Krueger, Henry Liu and Zoi Karagouni.

**EXCUSED ABSENCES:** Renard Mun and Kevin Sutton

**STAFF PRESENT:** Ben Sticka and Scott Reynolds

**RECORDING SECRETARY:** Susan Trapp *with* Lady of Letters, Inc.

The Design Review Board is appointed by the City Council to make decisions on design issues regarding site planning, building elevations, landscaping, lighting and signage. Decisions are based on the design criteria set forth in the Redmond Development Guide.

**CALL TO ORDER**

The Design Review Board meeting was called to order by Mr. Meade at 7:20 p.m.

**APPROVAL**

**LAND-2016-01615, Redmond Driver's Club & Metro Auto Park**

**Description:** Development of two commercial buildings

**Location:** 7250 185<sup>th</sup> Ave NE

**Contact:** Doug Perry with Driver's Club, LLC

**Prior Review Date:** 10/20/16

**Staff Contact:** Benjamin Sticka, 425-556-2470 or bsticka@redmond.gov

Mr. Sticka introduced the project for approval. Mr. Krueger had requested more rear elevations at the last pre-app meeting and since then they have been submitted. Staff is comfortable with the project and feels it is ready for approval.

Mr. Tim Wybenga reviewed the project for the Board and demonstrated how the two buildings have been designed to complement each other. The glazing on the windows facing 185<sup>th</sup> Street start at the bottom as opaque and fade to translucent as per staff recommendations. The change in panel texture breaks up some of the massing of the building.

**COMMENTS FROM THE BOARD**

Ms. Karagouni:

- Felt that this was a great project and was beautifully presented.
- Likes the simplicity of the building.

Mr. Liu:

- Likes the project and has no further comments.

Mr. Krueger:

- Asked Mr. Sticka about the deviations that were requested on this project. Mr. Sticka explained there were five deviations and all were approved by the Technical Committee and are bundled into this approval.
- Was hoping to see a back view of the buildings. Mr. Wybenga showed slides of all sides of the building and explained how the changes in materials were similar in all elevations.

Mr. Meade:

- Asked for a motion for approval.

**MOVED BY MR. LUI TO APPROVE LAND 2016-0152 REDMOND DRIVER'S CLUB & METRO AUTO PARK WITH STANDARD CONDITIONS, SECONDED BY MR. KRUEGER. MOTION CARRIED (4-0).**

**APPROVAL**

**LAND-2017-00112, EAVES REDMOND CAMPUS**

**Description:** Exterior siding and paint

**Location:** 15606 NE 40<sup>th</sup> Street

**Contact:** Scott Harding with AvalonBay Communities

**Staff Contact:** Scott Reynolds, 425-556-2409 or sreynolds@redmond.gov

Mr. Reynolds stated this is an approval for changing exterior color paint and siding of four apartment buildings and three associated garages. The applicant has provided samples of the siding and color for the board's approval. The staff's recommendation is for approval.

**COMMENTS FROM THE BOARD**

Ms. Karagouni:

- Likes the color palate and is happy with the project.

Mr. Liu:

- Asked what the replacement siding will be and Mr. Harding stated it would be hardy panel.
- Asked if this change was just a maintenance issue. Mr. Harding said that was true; however, this is just the first phase and there will be more phases in the future. The current siding is causing some issues and that is the reason for the upgrade to hardy panel.
- Wondered about the colors shown and Ms. Kelly stated that overall color would be updated to the light grey color. As an accent color and, to separate the modulation of the buildings, the light blue color would be used. The doors and trim would be a darker grey.

Mr. Krueger:

- Stated the project is buffered with trees from single family homes and would not been seen from public streets.
- Asked if there are plans for more changes like these in the other buildings within the complex. Mr. Harding said that there will be more phases like this in the future.

Mr. Meade:

- Thinks the color palate is appropriate; however, recommends testing the gray paint before applying it to the whole project to make certain the color is what is portraited.

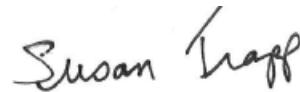
**MOVED BY MS. KARAGOUNI TO APPROVE LAND-2017-00112, EAVES REDMOND CAMPUS WITH STANDARD CONDITIONS, SECONDED BY MR. LUI. MOTION CARRIED (4-0).**

**ADJOURNMENT**

**IT WAS MOVED BY MR. CRAIG AND SECONDED BY MS. KARAGOUNI TO ADJOURN THE MEETING AT 7:42 P.M. MOTION CARRIED (4-0).**

April 6, 2017

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MINUTES APPROVED ON



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RECORDING SECRETARY